State of Arizona House of Representatives Forty-fifth Legislature Second Regular Session 2002

CHAPIFR 318

HOUSE BILL 2032

AN ACT

AMENDING TITLE 3, ARIZONA REVISED STATUTES, BY ADDING CHAPTER 18; AMENDING SECTION 11-254.05, ARIZONA REVISED STATUTES, AS AMENDED BY LAWS 2002, CHAPTER 136, SECTION 1; AMENDING SECTIONS 11-821 AND 11-824, ARIZONA REVISED STATUTES; REPEALING SECTION 41-511.15, ARIZONA REVISED STATUTES; AMENDING SECTION 41-2501, ARIZONA REVISED STATUTES; RELATING TO OPEN SPACE LAND CONSERVATION.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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Be it enacted by the Legislature of the State of Arizona:

Section 1. Title 3, Arizona Revised Statutes, is amended by adding chapter 18, to read:

CHAPTER 18

ARIZONA AGRICULTURAL PROTECTION ACT ARTICLE 1. GENERAL PROVISIONS

3-3301. <u>Definitions</u>

IN THIS CHAPTER, UNLESS THE CONTEXT OTHERWISE REQUIRES:

- 1. "AGRICULTURAL EASEMENT" MEANS A CONSERVATION EASEMENT THAT IS ESTABLISHED PURSUANT TO TITLE 33, CHAPTER 2, ARTICLE 4 AND THAT IS CREATED TO SATISFY THE PURPOSES ESTABLISHED BY SECTION 3-3302.
 - 2. "COMMISSION" MEANS THE ARIZONA AGRICULTURAL PROTECTION COMMISSION.
 - "DEPARTMENT" MEANS THE ARIZONA DEPARTMENT OF AGRICULTURE.
 - 4. "DIRECTOR" MEANS THE DIRECTOR OF THE DEPARTMENT.
 - 3-3302. Agricultural easements; purpose; program termination
- A. THE PURPOSE OF THIS CHAPTER IS TO ENABLE AND FACILITATE THE ESTABLISHMENT OF AGRICULTURAL EASEMENTS.
- B. AN AGRICULTURAL EASEMENT THAT IS ESTABLISHED PURSUANT TO THIS ARTICLE IMPOSES LIMITATIONS OR AFFIRMATIVE OBLIGATIONS REGARDING THE TYPES OF ACTIVITIES THAT ARE PERMITTED OR PROHIBITED ON THE LAND. THESE ACTIVITIES SHALL BE NEGOTIATED ON A CASE-BY-CASE BASIS BUT MUST BE CONSISTENT WITH THE PURPOSE OF CONSERVING FARM LAND OR RANCH LAND OR THE LOCAL PRODUCTION OF FOOD AND FIBER PLUS AT LEAST ONE OF THE FOLLOWING PURPOSES:
 - 1. CONSERVATION OF OPEN SPACE.
 - 2. CONSERVATION OF NATIVE SPECIES AND THEIR HABITAT.
 - 3. CONSERVATION OF LARGE TRACTS OF UNDEVELOPED LAND.
- C. PURSUANT TO SECTION 41-3102, THE PROGRAM ESTABLISHED BY THIS CHAPTER ENDS ON JULY 1, 2012.
 - 3-3303. Arizona agricultural protection commission; report
- A. THE ARIZONA AGRICULTURAL PROTECTION COMMISSION IS ESTABLISHED WITHIN, AND AS AN ADVISORY BODY TO, THE DEPARTMENT CONSISTING OF:
 - 1. THE FOLLOWING MEMBERS APPOINTED BY THE GOVERNOR:
- (a) TWO MEMBERS WHO OPERATE FAMILY FARMS OR RANCHES IN THIS STATE AND WHO ARE ACTIVE IN REGIONAL OR LOCAL AGRICULTURAL ORGANIZATIONS.
- (b) ONE MEMBER FROM A UNIVERSITY UNDER THE JURISDICTION OF THE ARIZONA BOARD OF REGENTS AND WHO HAS EXPERIENCE IN RANGE ECOLOGY.
- (c) TWO MEMBERS WHO REPRESENT REGIONAL OR STATEWIDE CONSERVATION ORGANIZATIONS IN THIS STATE THAT HAVE BEEN IN OPERATION FOR AT LEAST TEN YEARS.
 - 2. THE FOLLOWING MEMBERS APPOINTED BY THE PRESIDENT OF THE SENATE:
 - (a) TWO MEMBERS WHO OPERATE FAMILY FARMS OR RANCHES IN THIS STATE.
- (b) ONE MEMBER WHO REPRESENTS A REGIONAL OR STATEWIDE LAND TRUST THAT HAS BEEN IN OPERATION FOR AT LEAST FIVE YEARS.
 - (c) ONE MEMBER WHO IS A MEMBER OF A COUNTY BOARD OF SUPERVISORS.

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- (d) ONE MEMBER WHO IS A MEMBER OF A NATURAL RESOURCE CONSERVATION DISTRICT BOARD OF DIRECTORS.
- 3. THE FOLLOWING MEMBERS APPOINTED BY THE SPEAKER OF THE HOUSE OF REPRESENTATIVES:
- (a) TWO MEMBERS WHO ARE LICENSED REAL ESTATE PROFESSIONALS AND ARE ACTIVE IN MARKETING AGRICULTURAL PROPERTIES.
- (b) ONE MEMBER WHO IS ACTIVE IN AND REPRESENTS A STATEWIDE AGRICULTURAL ORGANIZATION IN THIS STATE THAT HAS BEEN IN EXISTENCE FOR AT LEAST TEN YEARS.
 - (c) ONE MEMBER WHO IS ACTIVE IN MANAGING WATER RESOURCES.
- (d) ONE MEMBER WHO IS A MEMBER OF THE STATE BAR OF ARIZONA AND WHO IS EXPERIENCED IN THE PRACTICE OF PRIVATE REAL ESTATE LAW.
 - 4. THE DIRECTOR OF THE DEPARTMENT AS AN EX OFFICIO MEMBER.
- B. TO SERVE ON THE COMMISSION, A PERSON MUST BE A RESIDENT OF THIS STATE AND HAVE DEMONSTRATED AN INTEREST IN THE CONSERVATION OF NATURAL OR AGRICULTURAL RESOURCES. THE INITIAL MEMBERS SHALL ASSIGN THEMSELVES BY LOT TO TERMS OF ONE, TWO AND THREE YEARS IN OFFICE. THEREAFTER, ALL SUBSEQUENT MEMBERS SERVE THREE YEAR TERMS OF OFFICE, EXCEPT THAT A MEMBER MAY CONTINUE TO SERVE UNTIL A SUCCESSOR IS APPOINTED AND ASSUMES OFFICE. ON REQUEST, APPOINTIVE MEMBERS ARE ELIGIBLE TO RECEIVE COMPENSATION PURSUANT TO SECTION 38-611 AND ARE ELIGIBLE FOR REIMBURSEMENT OF EXPENSES PURSUANT TO TITLE 38, CHAPTER 4, ARTICLE 2. COMPENSATION AND REIMBURSEMENT COSTS ARE PAYABLE FROM THE ARIZONA AGRICULTURAL PROTECTION FUND.
 - C. THE COMMISSION SHALL:
- 1. RECOMMEND TO THE DIRECTOR FOR THE ADOPTION OF RULES NECESSARY TO PERFORM ITS DUTIES.
- 2. ADVISE THE DEPARTMENT WITH RESPECT TO GRANTS AWARDED AND CONTRACTS ENTERED INTO PURSUANT TO THIS CHAPTER.
- 3. SOLICIT AND ACCEPT DONATIONS TO THE ARIZONA AGRICULTURAL PROTECTION FUND, INCLUDING DONATIONS FOR THE SOLE PURPOSE OF ADMINISTERING THE ARIZONA AGRICULTURAL PROTECTION PROGRAM UNDER THIS ARTICLE.
- 4. ELECT A CHAIRPERSON AND VICE-CHAIRPERSON FROM ITS MEMBERS EACH YEAR.
- 5. PREPARE AN ANNUAL REPORT OF ITS ACTIVITIES AND SUBMIT A COPY OF THE REPORT TO THE DIRECTOR AND ANY MEMBER OF THE PUBLIC WHO REQUESTS A COPY.
- 6. ADVISE THE DIRECTOR AND SUBMIT RECOMMENDATIONS RELATING TO THE MONITORING OF AGRICULTURAL EASEMENTS ESTABLISHED PURSUANT TO THIS CHAPTER.
 - D. THE COMMISSION MAY:
- 1. ACCEPT, USE AND DISPOSE OF APPROPRIATIONS, GIFTS AND GRANTS OF MONIES, OTHER PROPERTY AND SERVICES FROM ANY SOURCE FOR THE PURPOSES AUTHORIZED BY THIS CHAPTER.
- 2. PERFORM ANY OTHER ACTS CONSISTENT WITH AND NECESSARY TO CARRY OUT THE PURPOSES OF THIS CHAPTER.

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3-3304. Arizona agricultural protection fund

- A. THE ARIZONA AGRICULTURAL PROTECTION FUND IS ESTABLISHED. THE DIRECTOR SHALL ADMINISTER THE FUND.
- B. THE DIRECTOR MAY ACCEPT ANY GIFTS, GRANTS OR DONATIONS FOR DEPOSIT IN THE FUND.
- C. ON NOTICE FROM THE DIRECTOR, THE STATE TREASURER SHALL INVEST AND DIVEST MONIES IN THE FUND AS PROVIDED BY SECTION 35-313, AND MONIES EARNED FROM INVESTMENT SHALL BE CREDITED TO THE FUND. MONIES IN THE FUND ARE EXEMPT FROM THE PROVISIONS OF SECTION 35-190 RELATING TO LAPSING OF APPROPRIATIONS.
 - D. THE DIRECTOR MAY USE MONIES FROM THE FUND FOR:
- 1. REIMBURSING OR ADVANCING MONIES TO PERSONS PURSUANT TO SECTION 3-3307.
 - 2. PURCHASING AGRICULTURAL EASEMENTS BY A QUALIFIED EASEMENT HOLDER.
 - 3. PAYING AGRICULTURAL EASEMENT TRANSACTION COSTS.
 - 4. MONITORING AND ENFORCING COSTS BORNE BY THE EASEMENT HOLDER.
 - 5. ADMINISTRATIVE COSTS, WHICH SHALL NOT EXCEED FIVE PER CENT OF THE AMOUNT DEPOSITED IN THE FUND IN THE FISCAL YEAR OR SEVENTY-FIVE THOUSAND DOLLARS, WHICHEVER IS GREATER.
 - E. GRANTS MADE PURSUANT TO THIS ARTICLE ARE EXEMPT FROM TITLE 41. CHAPTER 23.

3-3305. Qualifying applicants for funding agricultural easement proposal

- A. THE DIRECTOR SHALL GRANT MONIES FROM THE ARIZONA AGRICULTURAL PROTECTION FUND TO ACQUIRE AGRICULTURAL EASEMENTS IN PERPETUITY OR FOR A RENEWABLE TERM OF AT LEAST TWENTY-FIVE YEARS. THE GRANTS MAY BE MADE ONLY TO:
 - 1. AN AGENCY OR INSTRUMENTALITY OF THIS STATE.
- 2. A POLITICAL SUBDIVISION OF THIS STATE OR AN AGENCY OR INSTRUMENTALITY OF A POLITICAL SUBDIVISION.
- 3. A NONPROFIT ORGANIZATION THAT IS EXEMPT FROM FEDERAL INCOME TAXATION UNDER SECTION 501(c) OF THE INTERNAL REVENUE CODE AND THAT HAS THE PURPOSE OF PRESERVING AGRICULTURE, OPEN SPACE OR NATURAL RESOURCES.
- B. THE DIRECTOR MAY NOT GRANT MONIES TO PURCHASE OR ACQUIRE ANY RIGHT TO PROPERTY BY EMINENT DOMAIN.
 - 3-3306. Application process
- A. THE DEPARTMENT SHALL ESTABLISH A PROCEDURE FOR SUBMITTING APPLICATIONS AND GRANTING MONIES EACH YEAR FROM THE ARIZONA AGRICULTURAL PROTECTION FUND CONSISTENT WITH THE REQUIREMENTS AND GUIDELINES OF THIS ARTICLE. PRIORITY SHALL BE GIVEN TO FUNDING PROJECTS FOR WHICH MATCHING MONIES OR ASSETS OF COMPARABLE VALUE, INCLUDING IN-KIND DONATIONS, WILL BE PROVIDED BY OTHER SOURCES.
- B. THE APPLICANT SHALL SUBMIT THE APPLICATION TO THE COMMISSION, WITH A COPY TO THE DEPARTMENT. THE COMMISSION SHALL EVALUATE THE APPLICATION AND SUBMIT ITS RECOMMENDATIONS TO THE DEPARTMENT CONSISTENT WITH THE REQUIREMENTS

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- OF THIS ARTICLE. THE APPLICANT SHALL SUBMIT THE FOLLOWING INFORMATION AS PART OF THE APPLICATION FOR FUNDING AN AGRICULTURAL EASEMENT PROPOSAL:
- 1. THE NAME OF ALL OWNERS OF TITLE TO AND INTERESTS IN THE LAND PROPOSED FOR THE AGRICULTURAL EASEMENT, INCLUDING:
- (a) THE HOLDERS OF ANY MORTGAGES, DEEDS OF TRUST AND OTHER SECURITY INTERESTS IN THE LAND.
 - (b) THE HOLDERS OF ANY OTHER EASEMENTS ON OR ACROSS THE LAND.
- (c) ANY LESSEES, HOLDERS OF MINERAL RIGHTS OR OTHER PERSONS WHO HAVE AN INTEREST IN THE USE, OCCUPANCY OR ACCESS TO THE LAND.
 - 2. A LEGAL DESCRIPTION OF THE LAND.
 - 3. THE NAME OF THE PROPOSED EASEMENT HOLDER.
 - 4. THE TOTAL COST OF THE PROPOSED AGRICULTURAL EASEMENT, INCLUDING:
- (a) THE AMOUNT PROPOSED TO BE FUNDED BY A GRANT FROM THE ARIZONA AGRICULTURAL PROTECTION FUND.
- (b) THE AMOUNT, SOURCE AND NATURE OF ALL OTHER CONSIDERATION, IF APPLICABLE, INCLUDING CASH DONATIONS, GRANTS, GIFTS, DEBT FINANCING, IN-KIND DONATIONS, EXCHANGES AND SERVICES.
- 5. A DESCRIPTION OF HOW THE PROPOSED AGRICULTURAL EASEMENT MEETS THE PURPOSES LISTED IN SECTION 3-3302 AND WHICH OF THOSE CRITERIA THE PROPOSED EASEMENT ADDRESSES.
- 6. ANY OTHER INFORMATION THAT THE COMMISSION OR THE DEPARTMENT CONSIDERS NECESSARY TO ADEQUATELY EVALUATE THE APPLICATION.
- C. IN ADDITION TO THE INFORMATION PRESCRIBED BY SUBSECTION B OF THIS SECTION, THE APPLICANT SHALL ALSO SUBMIT:
 - 1. A COPY OF THE DOCUMENT CREATING THE PROPOSED EASEMENT.
- 2. IF THE PROPOSED EASEMENT HOLDER IS A PRIVATE NONPROFIT ORGANIZATION:
- (a) NOTIFICATION THAT THIS STATE HOLDS THE SECOND POSITION ON THE EASEMENT AGREEMENT. FOR PURPOSES OF THIS SUBDIVISION, HOLDING THE SECOND POSITION ON AN AGRICULTURAL EASEMENT AUTHORIZES THIS STATE TO ENFORCE THE EASEMENT PROVISIONS IF THE QUALIFIED EASEMENT HOLDER FAILS TO DO SO.
- (b) A STATEMENT OF THE SPECIFIC DUTIES OF THE EASEMENT HOLDER TO THIS STATE.
 - D. THE COMMISSION SHALL:
- 1. PROVIDE FOR PUBLIC INVOLVEMENT REGARDING THE APPLICATIONS SUBMITTED TO THE COMMISSION.
- 2. NOTIFY ANY PERSON WHO REQUESTS NOTICE OF APPLICATIONS SUBMITTED PURSUANT TO THIS SECTION.
- 3. PROVIDE A REASONABLE OPPORTUNITY FOR COMMENT ON THE APPLICATIONS FOR A PERIOD OF AT LEAST FORTY-FIVE DAYS.
 - 4. CONSIDER ALL WRITTEN AND ORAL COMMENTS RECEIVED.
- 5. SUBMIT ITS RECOMMENDATIONS TO THE DIRECTOR WITH SUPPORTING FINDINGS AND ANALYSES.

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E. THE DIRECTOR SHALL DEVELOP A MEDIATION PROGRAM TO RESOLVE DISPUTES BETWEEN LANDOWNERS AND THE HOLDER OF ANY OF THE AGRICULTURAL EASEMENTS ACQUIRED UNDER THIS CHAPTER.

3-3307. Criteria for awarding grants

THE DIRECTOR SHALL ADOPT GUIDELINES THAT ESTABLISH THE CRITERIA AND POLICIES FOR GRANTING MONIES FOR ACQUIRING AGRICULTURAL EASEMENTS ESTABLISHED PURSUANT TO THIS CHAPTER. WITH RESPECT TO EACH APPLICATION, THE COMMISSION MUST CONSIDER EACH, BUT THE PROPOSAL IS NOT REQUIRED TO MEET ALL, OF THE FOLLOWING:

- 1. IMPORTANT NATURAL, CULTURAL OR PUBLIC VALUES FOUND ON THE FARM LANDS OR RANCH LANDS.
- 2. THE POSSIBILITY OF CONVERSION OF THE PROPERTY FROM TRADITIONAL AGRICULTURAL USE.
- 3. POSITIVE IMPACTS ON LONG-TERM AGRICULTURAL PRODUCTIVITY AND PERPETUATION.
- 4. LANDSCAPE AND WATERSHED INTEGRITY TO CONSERVE WATER QUALITY AND NATURAL RESOURCES.
- 5. HABITATS FOR NATIVE SPECIES, INCLUDING HABITATS FOR IMPORTANT, RARE OR SENSITIVE SPECIES.
- 6. POTENTIAL FOR LEVERAGING STATE MONIES ALLOCATED TO THE PROGRAM WITH ADDITIONAL PUBLIC OR PRIVATE MONIES.
- 7. PROVISIONS FOR COMPENSATING LANDOWNERS WHO AGREE TO ALLOW PUBLIC ACCESS ON THE AGRICULTURAL EASEMENT, BUT AN AGREEMENT TO ALLOW PUBLIC ACCESS IS NOT A REQUIREMENT FOR AN AGRICULTURAL EASEMENT AND DOES NOT AFFORD HIGHER FUNDING PRIORITY.
 - 3-3308. Terms of agricultural easement
- A. THE DIRECTOR SHALL ENSURE THAT THE AGRICULTURAL EASEMENT PROHIBITS ACTIVITIES THAT ARE INCONSISTENT WITH THE PRESERVATION OF OPEN SPACE AND THE LOCAL PRODUCTION OF FOOD AND FIBER. THE DIRECTOR SHALL MONITOR AGRICULTURAL EASEMENTS ESTABLISHED PURSUANT TO THIS CHAPTER BASED ON RECOMMENDATIONS RECEIVED FROM THE COMMISSION.
- B. THE EASEMENT HOLDER AND THE LANDOWNER MAY NEGOTIATE AND INCLUDE THE FOLLOWING CONSIDERATIONS IN THE AGRICULTURAL EASEMENT:
 - 1. LUMP SUM OR ANNUAL CASH PAYMENTS.
 - 2. A PERPETUAL OR RENEWABLE TERM EASEMENT,
 - 3. LONG-TERM CONTRACT SECURITY PROVISIONS.
- 4. RETENTION OF LIMITED RESIDENTIAL DEVELOPMENT RIGHTS BY THE LANDOWNER THAT MUST BE CONSISTENT WITH THE SPECIFIC CONDITIONS OF THE AGRICULTURAL EASEMENT AGREEMENT AND WITH THE PURPOSES PRESCRIBED BY THIS ARTICLE. THE RETAINED LIMITED RESIDENTIAL DEVELOPMENT RIGHTS SHALL NOT EXCEED TEN PER CENT OF THE LAND SUBJECT TO THE EASEMENT.

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Sec. 2. Section 11-254.05, Arizona Revised Statutes, as added by Laws 2002, chapter 136, section 1, is amended to read:

11-254.05. Purchase or lease of development rights; definition

- A. The board of supervisors, by resolution, may purchase or lease the development rights of private land in the county with monies from the development rights retirement fund, established by section 41-511.15, or from any other public or private source EXCEPT FOR COUNTY DEVELOPMENT FEES COLLECTED PURSUANT TO SECTION 11-1102. The board may not exercise the power of eminent domain to acquire development rights but may acquire development rights only from willing property owners.
 - B. Development rights may be acquired only for the following purposes:
 - 1. To establish buffer zones from developing urban areas.
 - 2. To preserve habitat or open space.
- 3. To sustain the culture and heritage of agriculture and ranching activities in the county.
 - 4. To preserve archaeological resources or historic properties.
- 5. To implement a plan to comply with the requirements of the endangered species act of 1973 (P.L. 205 P.L. 93-205; 87 Stat. 884; 16 United States Code sections 1531 through 1599).
 - C. The board shall:
- 1. Determine that the potential seller or lessor of the development rights is AND ANY ADJOINING PROPERTY OWNERS ARE fully informed as to the effects and consequences on the value of the land.
- 2. Hold a public hearing before adopting any resolution to acquire development rights.
- 3. In the case of a purchase of development rights, agree in perpetuity not to exercise the development rights and require the seller to agree that the land shall remain as open space.
- 4. In the case of a lease of development rights, agree not to exercise the development rights and require the lessor to agree that the land shall remain as open space for the term of the lease. The term of the lease must be at least twenty-five years.
- 5. In all cases, purchase or lease the development rights at no less than market value.
- D. ANY PROPERTY ADJOINING LAND WITH DEVELOPMENT RIGHTS ACQUIRED PURSUANT TO THIS SECTION SHALL NOT HAVE ITS USE OR DESIGNATION IMPAIRED BY THE ACQUISITION OF THE DEVELOPMENT RIGHTS FOR THE ADJOINING LANDS.
- D. E. For purposes of this section, "Acquire development rights" means the purchase or lease of a nonpossessory interest in real property that requires the owner of the real property to agree to conserve the land as open space or to preserve the historical, architectural, archaeological or cultural aspects of the real property in perpetuity, if purchased, or for the term of the lease, if leased.

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43 44 Sec. 3. Section 11-821, Arizona Revised Statutes, is amended to read: 11-821. County plan; definitions

A. The commission shall formulate and the board of supervisors shall adopt or readopt a comprehensive long-term county plan for the development of the area of jurisdiction in the manner prescribed by this article. planning commission shall coordinate the production of the county plan with the creation of the conceptual state land use plans under title 37, chapter 2, article 5.1. The county plan, with the accompanying maps, plats, charts and descriptive matter, shall show the commission's recommendations for the development of the area of jurisdiction together with the general zoning The county plan shall be made with the general purpose of regulations. guiding and accomplishing a coordinated, adjusted and harmonious development of the area of jurisdiction. In the preparation of the county plan the commission shall make surveys and studies of the present conditions and prospective future growth of the area of the jurisdiction. The planning commission shall cooperate with the state land department regarding integrating the conceptual state land use plans into the county plan. The county plan shall include provisions that identify changes or modifications that constitute amendments and major amendments to the plan.

- B. In addition to the other matters that are required or authorized under this section and article 1 of this chapter, the county plan:
- 1. Shall provide for zoning, shall show the zoning districts designated as appropriate for various classes of residential, business and industrial uses and shall provide for the establishment of setback lines and other plans providing for adequate light, air and parking facilities and for expediting traffic within the districts.
- 2. May establish the percentage of a lot or parcel which may be covered by buildings, and the size of yards, courts and other open spaces.
 - 3. Shall consider access to incident solar energy.
 - 4. May provide for retirement community zoning districts.
- May provide for the regulation and use of business licenses, adult oriented business manager permits and adult service provider permits in conjunction with the establishment or operation of adult oriented businesses and facilities, including adult arcades, adult bookstores or video stores, cabarets, adult live entertainment establishments, adult motion picture theaters. adult theaters. massage establishments and nude studios. With respect to cabarets, the plan shall not conflict with specific statutory or valid regulatory requirements applicable to persons licensed to dispense alcoholic beverages, but the plan may include regulation of the age and conduct of erotic entertainers in a manner at least as restrictive as rules adopted under title 4.
- C. In addition to the other matters that are required or authorized under this section and article 1 of this chapter, for counties having a population of more than one hundred twenty-five thousand persons according

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to the most recent United States decennial census, the county plan shall include, and for other counties the county plan may include:

- 1. Planning for land use that designates the proposed general distribution and location and extent of uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land appropriate to the county. The land use plan shall include:
- (a) A statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.
- (b) Specific programs and policies that the county may use to promote compact form development activity and locations where those development patterns should be encouraged.
- (c) Consideration of air quality and access to incident solar energy for all general categories of land use.
- (d) Policies that address maintaining a broad variety of land uses including the range of uses existing in the county at the time the plan is adopted, readopted or amended.
- 2. Planning for circulation consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use plan under paragraph 1 of this subsection.
 - 3. Planning for water resources that addresses:
- (a) The currently available surface water, groundwater and effluent supplies.
- (b) An analysis of how the future growth projected in the county plan will be adequately served by the legally and physically available water supply or a plan to obtain additional necessary water supplies.
- D. In addition to the other matters that are required or authorized under this section and article 1 of this chapter, for counties having a population of more than two hundred thousand persons according to the most recent United States decennial census, the county plan shall include, and for other counties the county plan may include:
- 1. Planning for open space acquisition and preservation. The open space plan shall include:
- (a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.
- (b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.
- (c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plan.

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- 2. Planning for growth areas, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. The mixed use planning shall include policies and implementation strategies that are designed to:
- (a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- (b) Conserve significant natural resources and open areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.
- (c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.
- 3. An environmental planning element that contains analysis, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the comprehensive plan. The policies and strategies to be developed under this element shall be designed to have countywide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law.
- 4. A cost of development element that identifies policies and strategies that the county will use to require development to pay its fair share toward the cost of additional public facility needs generated by new development, with appropriate exceptions when in the public interest. This element shall include:
- (a) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees and facility construction, dedications and privatization.
- (b) A component that identifies policies to ensure that any mechanisms that are adopted by the county under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the county to provide additional necessary public facilities to the development and otherwise are imposed according to law.
- E. To carry out the purposes of this article, the board may adopt overlay zoning districts and regulations applicable to particular buildings, structures and land within individual zones. For the purposes of this subsection, "overlay zoning district" means a special zoning district that includes regulations which modify regulations in another zoning district with which the overlay zoning district is combined. Overlay zoning districts and regulations shall be adopted pursuant to section 11-829. The provisions of

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 overlay zoning shall apply retroactively to authorize overlay zoning districts and regulations adopted before April 20, 1993.

- F. The policies and strategies to be developed under these elements shall be designed to have regional applicability. , and
 - G. This section does not authorize:
- 1. The imposition of dedications, exactions, fees or other requirements that are not otherwise authorized by law.
- 2. THE REGULATION OR RESTRICTION OF THE USE OR OCCUPATION OF LAND OR IMPROVEMENTS FOR RAILROAD, MINING, METALLURGICAL, GRAZING OR GENERAL AGRICULTURAL PURPOSES, IF THE TRACT CONCERNED IS FIVE OR MORE CONTIGUOUS COMMERCIAL ACRES.
 - G. H. For the purposes of this section:
- 1. "Adult arcade" means any place to which the public is permitted or invited and in which coin-operated or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image producing devices are maintained to show images involving specific sexual activities or specific anatomical areas to persons in booths or viewing rooms.
- 2. "Adult bookstore or video store" means a commercial establishment that offers for sale or rent any of the following as one of its principal business purposes:
- (a) Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, videocassettes or reproductions or slides or other visual representations that depict or describe specific sexual activities or specific anatomical areas.
- (b) Instruments, devices or paraphernalia that are designed for use in connection with specific sexual activities.
- 3. "Adult live entertainment establishment" means an establishment that features either:
 - (a) Persons who appear in a state of nudity.
- (b) Live performances that are characterized by the exposure of specific anatomical areas or specific sexual activities.
- 4. "Adult motion picture theater" means a commercial establishment in which for any form of consideration films, motion pictures, videocassettes, slides or other similar photographic reproductions that are characterized by the depiction or description of specific sexual activities or specific anatomical areas are predominantly shown.
- 5. "Adult oriented business" means adult arcades, adult bookstores or video stores, cabarets, adult live entertainment establishments, adult motion picture theaters, adult theaters, massage establishments that offer adult service or nude model studios.
- 6. "Adult oriented business manager" means a person on the premises of an adult oriented business who is authorized to exercise overall operational control of the business.

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- 7. "Adult service" means dancing, serving food or beverages, modeling, posing, wrestling, singing, reading, talking, listening or other performances or activities conducted for any consideration in an adult oriented business by a person who is nude or seminude during all or part of the time that the person is providing the service.
- 8. "Adult service provider" or "erotic entertainer" means any natural person who provides an adult service.
- 9. "Adult theater" means a theater, concert hall, auditorium or similar commercial establishment that predominantly features persons who appear in a state of nudity or who engage in live performances that are characterized by the exposure of specific anatomical areas or specific sexual activities.
- 10. "Cabaret" means an adult oriented business licensed to provide alcoholic beverages pursuant to title 4, chapter 2, article 1.
- 11. "Discernibly turgid state" means the state of being visibly swollen, bloated, inflated or distended.
- 12. "Massage establishment" means an establishment in which a person, firm, association or corporation engages in or permits massage activities, including any method of pressure on, friction against, stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of external soft parts of the body with the hands or with the aid of any mechanical apparatus or electrical apparatus or appliance. This paragraph does not apply to:
- (a) Physicians licensed pursuant to title 32, chapter 7, 8, 13, 14 or 17.
- (b) Registered nurses, licensed practical nurses or technicians who are acting under the supervision of a physician licensed pursuant to title 32, chapter 13 or 17.
- (c) Persons who are employed or acting as trainers for a bona fide amateur, semiprofessional or professional athlete or athletic team.
- (d) Persons who are licensed pursuant to title 32, chapter 3 or 5 if the activity is limited to the head, face or neck.
- 13. "Nude model studio" means a place in which a person who appears in a state of nudity or who displays specific anatomical areas is observed, sketched, drawn, painted, sculptured, photographed or otherwise depicted by other persons who pay money or other consideration. Nude model studio does not include a proprietary school that is licensed by this state, a college, community college or university that is supported entirely or in part by taxation, a private college or university that maintains and operates educational programs in which credits are transferable to a college, community college or university that is supported entirely or in part by taxation or a structure to which the following apply:
- (a) A sign is not visible from the exterior of the structure and no other advertising appears indicating that a nude person is available for viewing.

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- (b) A student must enroll at least three days in advance of a class in order to participate.
- (c) No more than one nude or seminude model is on the premises at any time.
 - 14. "Nude", "nudity" or "state of nudity" means any of the following:
- (a) The appearance of a human anus, genitals or female breast below a point immediately above the top of the areola.
- (b) A state of dress that fails to opaquely cover a human anus, genitals or female breast below a point immediately above the top of the areola.
- 15. "Principal business purposes" means that a commercial establishment derives fifty per cent or more of its gross income from the sale or rental of items listed in paragraph 2 of this subsection.
- 16. "Seminude" means a state of dress in which clothing covers no more than the genitals, pubic region and female breast below a point immediately above the top of the areola, as well as portions of the body that are covered by supporting straps or devices.
 - 17. "Specific anatomical areas" means any of the following:
- (a) A human anus, genitals, pubic region or a female breast below a point immediately above the top of the areola that is less than completely and opaquely covered.
- (b) Male genitals in a discernibly turgid state even if completely and opaquely covered.
 - 18. "Specific sexual activities" means any of the following:
 - (a) Human genitals in a state of sexual stimulation or arousal.
- (b) Sex acts, normal or perverted, actual or simulated, including acts of human masturbation, sexual intercourse, oral copulation or sodomy.
- (c) Fondling or other erotic touching of the human genitals, pubic region, buttocks, anus or female breast.
- (d) Excretory functions as part of or in connection with any of the activities under subdivision (a), (b) or (c) of this paragraph.
 - Sec. 4. Section 11-824, Arizona Revised Statutes, is amended to read:
 - 11-824. Adoption and amendment of county plan by board of supervisors; expiration and readoption
- A. The board of supervisors may adopt the county comprehensive plan as a whole, or by successive actions adopt separate parts of the plan. The adoption or readoption of the comprehensive plan or any amendment to the plan shall be by resolution of the board.
- B. A county comprehensive plan, with any amendments, is effective for up to ten years from the date the plan was initially adopted or until the plan is readopted or a new plan is adopted pursuant to this subsection and becomes effective. On or before the tenth anniversary of the plan's most recent adoption, the board shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new county plan as provided by this article.

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- C. The adoption or readoption of, or a major amendment to, the county comprehensive plan shall be approved by the affirmative vote of at least two-thirds of the members of the board. All major amendments proposed for adoption to the comprehensive plan by the board shall be presented at a single public hearing during the calendar year the proposal is made. adoption or readoption of a county plan, and any major amendment to a county plan, shall not be enacted as an emergency measure and is subject to referendum as provided by article IV, part 1, section 1, subsection (8), Constitution of Arizona, and title 19, chapter 1, article 4. For purposes of this subsection, "major amendment" means a substantial alteration of the county's land use mixture or balance as established in the county's existing comprehensive plan land use element for that area of the county. county's comprehensive plan shall define the criteria to determine if a proposed amendment to the comprehensive plan effects a substantial alteration of the county's land use mixture or balance as established in the county's existing comprehensive plan land use element for that area of the county.
- D. Upon adoption or readoption, the plan, or any part of the plan, shall be the official guide for the development of the area of jurisdiction.
- E. Any change, amendment, extension or addition of the county plan may be made only in accordance with the provisions of this chapter.
- F. In applying an open space element or a growth element of a comprehensive plan a county shall not designate private or state land as open space, recreation, conservation or agriculture unless the county receives the written consent of the landowner or provides an alternative, economically viable designation in the general COMPREHENSIVE plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner. EACH COUNTY SHALL INCORPORATE THIS SUBSECTION INTO ITS COMPREHENSIVE PLAN AND PROVIDE A PROCESS FOR A LANDOWNER TO RESOLVE DISCREPANCIES RELATING TO THIS SUBSECTION.

Sec. 5. Repeal

Section 41-511.15, Arizona Revised Statutes, is repealed.

- Sec. 6. Section 41-2501, Arizona Revised Statutes, is amended to read: 41-2501. Applicability
- A. This chapter applies only to procurements initiated after January 1, 1985 unless the parties agree to its application to procurements initiated before that date.
- B. This chapter applies to every expenditure of public monies, including federal assistance monies except as otherwise specified in section 41-2637, by this state, acting through a state governmental unit as defined in this chapter, under any contract, except that this chapter does not apply to either grants as defined in this chapter, or contracts between this state and its political subdivisions or other governments, except as provided in chapter 24 of this title and in article 10 of this chapter. This chapter also applies to the disposal of state materials. This chapter and rules

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 adopted under this chapter do not prevent any state governmental unit or political subdivision from complying with the terms of any grant, gift, bequest or cooperative agreement.

- C. All political subdivisions and other local public agencies of this state may adopt all or any part of this chapter and the rules adopted pursuant to this chapter.
- D. The Arizona board of regents, the legislative and judicial branches of state government and the state compensation fund are not subject to the provisions of this chapter except as prescribed in subsection E of this section.
- E. The Arizona board of regents and the judicial branch shall adopt rules prescribing procurement policies and procedures for themselves and institutions under their jurisdiction. The rules must be substantially equivalent to the policies and procedures prescribed in this chapter.
- F. The Arizona state lottery commission is exempt from the provisions of this chapter for procurement relating to the design and operation of the lottery or purchase of lottery equipment, tickets and related materials. The executive director of the Arizona state lottery commission shall adopt rules substantially equivalent to the policies and procedures in this chapter for procurement relating to the design and operation of the lottery or purchase of lottery equipment, tickets or related materials. All other procurement shall be as prescribed by this chapter.
- G. The Arizona health care cost containment system administration is exempt from the provisions of this chapter for provider contracts pursuant to section 36-2904, subsection A and contracts for goods and services including program contractor contracts pursuant to title 36, chapter 29, articles 2 and 3. All other procurement, including contracts for the statewide administrator of the program pursuant to section 36-2903, subsection B, shall be as prescribed by this chapter.
- H. Arizona industries for the blind is exempt from the provisions of this chapter for purchases of finished goods from members of national industries for the blind and for purchases of raw materials for use in the manufacture of products for sale pursuant to section 41-1972. All other procurement shall be as prescribed by this chapter.
- I. Arizona correctional industries is exempt from the provisions of this chapter for purchases of raw materials, components and supplies that are used in the manufacture or production of goods or services for sale entered into pursuant to section 41-1622. All other procurement shall be as prescribed by this chapter.
- J. The state transportation board and the director of the department of transportation are exempt from the provisions of this chapter other than section 41-2586 for the procurement of construction or reconstruction, including engineering services, of transportation facilities or highway facilities and any other services that are directly related to land titles, appraisals, real property acquisition, relocation, property management or

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building facility design and construction for highway development and that are required pursuant to title 28, chapter 20.

- K. The Arizona highways magazine is exempt from the provisions of this chapter for contracts for the production, promotion, distribution and sale of the magazine and related products and for contracts for sole source creative works entered into pursuant to section 28-7314, subsection A, paragraph 5. All other procurement shall be as prescribed by this chapter.
- L. The secretary of state is exempt from the provisions of this chapter for contracts entered into pursuant to section 41-1012 to publish and sell the administrative code. All other procurement shall be as prescribed by this chapter.
- M. The provisions of this chapter are not applicable to contracts for professional witnesses if the purpose of such contracts is to provide for professional services or testimony relating to an existing or probable judicial proceeding in which this state is or may become a party or to contract for special investigative services for law enforcement purposes.
- N. The head of any state governmental unit, in relation to any contract exempted by this section from the provisions of this chapter, has the same authority to adopt rules, procedures or policies as is delegated to the director pursuant to this chapter.
- O. Agreements negotiated by legal counsel representing this state in settlement of litigation or threatened litigation are exempt from the provisions of this chapter.
- P. The provisions of this chapter are not applicable to contracts entered into by the department of economic security with a provider licensed or certified by an agency of this state to provide child day care services or with a provider of family foster care pursuant to section 8-503 or 36-554, to contracts entered into with area agencies on aging created pursuant to the older Americans act of 1965 (P.L. 89-73; 79 Stat. 218; 42 United States Code sections 3001 through 3058ee) or to contracts for services pursuant to title 36, chapter 29, article 2.
- Q. The department of health services may not require that persons with whom it contracts follow the provisions of this chapter for the purposes of subcontracts entered into for the provision of the following:
 - 1. Mental health services pursuant to section 36-189, subsection B.
- 2. Services for the seriously mentally ill pursuant to title 36, chapter 5, article 10.
 - 3. Drug and alcohol services pursuant to section 36-141.
- 4. Domestic violence services pursuant to title 36, chapter 30, article 1.
- R. The department of health services is exempt from the provisions of this chapter for contracts for services of physicians at the Arizona state hospital.

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- S. Contracts for goods and services approved by the fund manager of the public safety personnel retirement system are exempt from the provisions of this chapter.
- T. The Arizona department of agriculture is exempt from this chapter with respect to contracts for private labor and equipment to effect cotton or cotton stubble plow-up pursuant to rules adopted under title 3, chapter 2, article 1. On or before September 1 each year the director of the Arizona department of agriculture shall establish and announce costs for each acre of cotton or cotton stubble to be abated by private contractors.
- U. The Arizona state parks board is exempt from the provisions of this chapter for purchases of guest supplies and items for resale such as food, linens, gift items, sundries, furniture, china, glassware and utensils for the facilities located in the Tonto natural bridge state park.
- V. The Arizona state parks board is exempt from the provisions of this chapter for the purchase, production, promotion, distribution and sale of publications, souvenirs and sundry items obtained and produced for resale.
- W. The Arizona state schools for the deaf and the blind are exempt from the provisions of this chapter when purchasing products through a cooperative that is organized and operates in accordance with state law if such products are not available on a statewide contract and are related to the operation of the schools or are products for which special discounts are offered for educational institutions.
- X. Expenditures of monies in the morale, welfare and recreational fund established by section 26-153 are exempt from the provisions of this chapter.
- Y. The state department of corrections is exempt from the provisions of this chapter for purchases of food commodities to be used in the preparation of meals for inmates and for the purchase of inmate store goods. All other procurement shall be as prescribed by this chapter.
- Z. Notwithstanding section 41-2534, the director of the state department of corrections may contract with local medical providers in counties with a population of less than four hundred thousand persons according to the most recent United States decennial census for the following purposes:
- 1. To acquire hospital and professional medical services for inmates who are incarcerated in state department of corrections facilities that are located in those counties.
- 2. To ensure the availability of emergency medical services to inmates in all counties by contracting with the closest medical facility that offers emergency treatment and stabilization.
- AA. The department of environmental quality is exempt from the provisions of this chapter for contracting for procurements relating to the water quality assurance revolving fund program established pursuant to title 49, chapter 2, article 5. The department shall engage in a source selection process that is similar to the procedures prescribed by this chapter. The department may contract for remedial actions with a single selection process.

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The exclusive remedy for disputes or claims relating to contracting pursuant to this subsection is as prescribed by article 9 of this chapter and the rules adopted pursuant to that article. All other procurement by the department shall be as prescribed by this chapter.

- BB. The motor vehicle division of the department of transportation is exempt from the provisions of this chapter for third party authorizations pursuant to title 28, chapter 13, only if all of the following conditions exist:
- 1. The division does not pay any public monies to an authorized third party.
 - 2. Exclusivity is not granted to an authorized third party.
- 3. The director has complied with the requirements prescribed in title 28, chapter 13 in selecting an authorized third party.
- CC. This section does not exempt third party authorizations pursuant to title 28, chapter 13 from any other applicable law.
- DD. The state forester is exempt from the provisions of this chapter for purchases and contracts relating to wild land fire suppression and pre-positioning equipment resources and for other activities related to combating wild land fires and other unplanned risk activities, including fire, flood, earthquake, wind and hazardous material responses. All other procurement by the state forester shall be as prescribed by this chapter.
- EE. EXPENDITURES OF MONIES IN THE ARIZONA AGRICULTURAL PROTECTION FUND ESTABLISHED BY SECTION 3-3304 ARE EXEMPT FROM THIS CHAPTER.

APPROVED BY THE GOVERNOR MAY 30, 2002.

FILED IN THE OFFICE OF THE SECRETARY OF STATE MAY 30, 2002.

HOUSE FINAL PASSAGE as per Joint Conference	SENATE FINAL PASSAGE as per Joint Conference
Passed the House May 20, 2002,	Passed the Senate May 21, 2002,
by the following vote: 41 Ayes,	by the following vote: 2/ Ayes,
	Nays, 6 Not Voting
Jake Flake	Kanolale Fresident of the Senate
Speaker of the House Pro Tempore Speaker of the House Chief Clerk of the House	Charmin Billington Secretary of the Senate
EXECUTIVE DEPA	RTMENT OF ARIZONA OF GOVERNOR Seived by the Governor
Approved this 30 day of May, 2002,	
at/; 23 o'clock M.	
Joen Wee Leell Governor of Arizona	DVDCUTIVE DEBARTMENT OF ADIZONA
н.в. 2032	EXECUTIVE DEPARTMENT OF ARIZONA OFFICE OF SECRETARY OF STATE This Bill was received by the Secretary of State this